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WESTMETRO HOME CONSORTIUM

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To: WestMetro HOME Consortium Council

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From: Rental Housing Project Review Committee (Frank Nakashian, Larry Field, Liz Rust, Lara Kritzer, and Shaylyn Davis-Iannaco) & TBRA + Supportive Services Project Review Committee (Nate Doyen-Charon, Robert Hummel, Olivia Beck, Nika Sandal, and Shaylyn Davis-Iannaco)

Re: HOME-ARP Project Review Committee Funding Recommendations

Date: March 11, 2024

The Project Review Committees (PRCs) are responsible for reviewing funding applications for available HOME-ARP funds and presenting recommendations to the Consortium Council. The RFPs for the HOME-ARP Rental Housing, Non-Congregate Shelter, Supportive Services, and Tenant-Based Rental Assistance (TBRA) funds were issued November 9, 2023, making available **\$2,545,918 in Rental Housing, \$1,000,000 in Non-Congregate Shelter, \$750,000 in Supportive Services, and \$300,000 in TBRA funds**. The PRC received five (5) proposals for Rental Housing, zero (0) proposals for Non-Congregate Shelter, nine (9) proposals for Supportive Services, and six (6) proposals for TBRA by February 9, 2024. The PRCs met on February 28 and March 5, 2024 to review and discuss the proposals. The requests across all funding sources totaled **\$11,022,490.97**, making this an incredibly competitive RFP.

Rental Housing

Available Funding: \$2,545,918

Overview of Request: \$6,625,918

<u>Project Name</u>	<u>Organization Name</u>	<u>Amount Requested</u>
Carlson Crossing East	Framingham Housing Authority (FHA)	\$2,545,918
138-188 Linden Street	Needham Housing Authority (NHA)	\$2,400,000
West Newton Armory	MetroWest Collaborative Development (MWCD)	\$630,000
Saint Ann's Senior Village	Planning Office of Urban Affairs (POUA)	\$550,000
154-156 Boylston Street	Brookline Community Development Corporation (BCDC)	\$500,000
	Total	\$6,625,918

1. Carlson Crossing East, Framingham, MA – Framingham Housing Authority (FHA), Framingham Housing Development Corporation II (FHDC II)

The Carlson Crossing East project redevelops 57 units of affordable housing. This redevelopment will enable the complete rehabilitation of Carlson Crossing East, including 12 one-bedroom, 49 two-bedroom, 52 three-bedroom, and 12 four-bedroom units. All 57 of the units preserved and the 4 units created are available at 30% of AMI. Project planners will incorporate current building and energy codes to support sustainable and climate resilient structures. 7 Type II accessible units will be constructed on the property. The 65-year-old project's Campus Center and playground will also undergo much needed updates. The 5,000-person waitlist for FHA housing indicates an overwhelming and undeniable need for a continued investment in existing federal and state projects.

As of February 2024, Carlson Crossing LLC has requested funds from the Executive Office of Housing and Livable Communities (EOHLC), including 4% Low-Income Housing Tax Credits (LIHTC), state low-income housing tax credits, housing stabilization funds, affordable housing trust funds, and Transit Oriented (TOD) funds. Carlson Crossing LLC has also secured HUD Section 18 Disposition Program funds and its associated Tenant Protection Vouchers. City developer mitigation funds triggered by the Type II Accessible Unit construction, along with connection fee and building permit fee waivers granted by the Department of Public works demonstrate the City of Framingham's financial commitment to the project. The PRC noted that this is an expensive project but that the FHA and team are capable of moving this forward, as demonstrated by the first two phases of the rehabilitation. PRC recommends partial funding.

2. Saint Ann's Senior Village, Wayland, MA – Planning Office of Urban Affairs (POUA)

The project scope consists of the new construction of 60 one-bedroom, affordable rental units for seniors in a neighborhood setting. This is in direct response to the growing need for affordable housing opportunities for older adults in Wayland. 25% of the units will be available for extremely low-income seniors, at or below 30% of the area median income (AMI). The remaining units will be available to those seniors at or below 60% AMI.

The site is currently controlled by the POUA and recently received ZBA approval for a comprehensive permit. The Planning Office of Urban Affairs has completed many similar projects over the last 30 years and has similar projects underway across Massachusetts. POUA is working to secure \$34,080,264 in state and municipal funding for Saint Ann's Senior Village's new units. Although considered a strong application, the PRC noted concerns about the timing of the state funding, as this was recently applied for, and the lack of local funding committed to the project. The PRC recommends partial funding.

3. 138-188 Linden Street, Needham, MA – Needham Housing Authority (NHA)

The Redevelopment of Linden Street will replace 72 studio units for elderly and disabled residents with 72 units of the same and add 64 units for elderly and disabled residents for a total of 136 units comprised of 128 one-bedroom units and 8 two-bedroom units. 19 units will be reserved for residents living at 30% of AMI, and 117 units will be available at 60% of AMI.

The property's location permits the project by right, subject to a Site Plan Review by Needham's Planning Board. As it stands, the Board endorsed unanimously recent zoning warrant articles that propose a new Affordable Housing Overlay District that covers Linden Street. For Phase 1A and 1B of the project, NHA has applied for or received LIHTC, state tax credits, EOHLC loans, CPA money, and other state and federal funding sources to provide \$84,351,890 in funding for Linden Street. The PRC noted concerns about financing and zoning and recommended partially funding this project.

4. West Newton Armory, Newton, MA – MetroWest Collaborative Development

The West Newton Armory affordable housing development will create 43 new units of affordable rental housing. MWCD has secured \$30 million dollars for the entire project. There will be 15 one-bedroom units, 21 two-bedroom units, and 7 three-bedroom units. The development will have 15 units income restricted units for tenants earning less than 30% of AMI. The remaining 28 units will be income restricted to tenants

earning up to 60% of AMI. 4 one-bedroom units and 1 two-bedroom unit, comprising 12% of the total units, will be accessible. The remaining 88% of units will be adaptable. The PRC felt this was the strongest application overall and recommended fully funding the request.

5. 154-156 Boylston Street, Brookline, MA – Brookline Community Development Corporation

This property includes 6 units restricted at 80% AMI. Based on a capital needs assessment and observations made by the project manager, substantial work will need to be done to correct cracks in the foundation, outdated wiring, separated siding, and outdated bathrooms and kitchens which may have mold. To complete this work, BCDC has applied for CDGB, DOER, and CPA funding in 2024. Upon review of its application, the PRC decided against funding for this proposal at this time as the application did not indicate how this project will support the “qualifying populations,” who, in most cases, need to have incomes at or below 30% of AMI or, in some cases, may be at or below 50% of AMI.

The PRC allocation recommendation for Rental Housing funds is as follows:

HOME-ARP Rental Housing Funds		
	Request	Recommendation
Carlson Crossing East (Framingham)	\$2,545,918	\$1,000,000
138-188 Linden Street (Needham)	\$2,400,000	\$415,918
West Newton Armory (Newton)	\$630,000	\$630,000
Saint Ann’s Senior Village	\$550,000	\$500,000
154-156 Boylston Street	\$500,000	\$0
	\$6,625,918	\$2,545,918

Non-Congregate Shelter

Available Funding: \$1,000,000

Overview of Requests: \$0

The PRCs did not receive any proposals for the Non-Congregate Shelter RFP. The following scenarios were raised in terms of reallocating this funding:

1. Evenly reallocate the \$1,000,000 across all three funding pots for the following redistribution:
 - a. \$333,333.34 added to Rental Housing
 - b. \$333,333.33 added to Supportive Services
 - c. \$333,333.33 added to TBRA
2. Proportionally reallocate based on the number of requests received for the following redistribution:
 - a. \$400,000 added to Rental Housing
 - b. \$300,000 added to Supportive Services
 - c. \$300,000 added to TBRA
3. Reallocate based on priorities described in the Allocation Plan for the following redistribution:
 - a. \$600,000 added to Rental Housing
 - b. \$250,000 added to Supportive Services
 - c. \$150,000 added to TBRA
4. Reallocate funding only to Supportive Services and TBRA for the following redistribution:
 - a. \$0 added to Rental Housing
 - b. \$500,000 added to Supportive Services
 - c. \$500,000 added to TBRA

The PRCs preferred options 1, to evenly redistribute the remaining funds, or 4, to distribute the remaining funding to Supportive Services and TBRA, without an allocation to Rental Housing. There is also the option to re-release the Non-Congregate Shelter RFP, though throughout the two months the RFPs were open, there were few inquiries into this option and the technical assistance sessions were not well-attended.

Supportive Services

Available Funding: \$750,000

Overview of Requests: \$3,209,359.79

<u>Project</u>	<u>Organization</u>	<u>Request</u>
ABCD WestMetro Housing Services	Action for Boston Community Development	\$750,000
HOME-ARP Supportive Services	Brookline Center for Community Mental Health	\$476,040.51
Eviction Prevention through Mediation Services in the Courts and Community	MetroWest Mediation Services	\$393,564
Homelessness Services	Family Promise MetroWest	\$375,000
Stabilization Assistance Program	Watertown Housing Authority	\$309,500
WATCH Wrap-Around Services	WATCH CDC	\$307,000
Sisters Leading Sisters	RIA, Inc.	\$227,027
Homelessness Prevention and Legal Services	Housing Families	\$206,878.28
Case Manager II	Community Day Center of Waltham	\$164,350
Total		\$3,209,359.79

1. ABCD WestMetro Housing Services – Action for Boston Community Development

In this pilot project, ABCD presents an evidence-based approach to reducing the risk of homelessness for vulnerable households, focusing on the communities of Newton and Brookline. The pilot combines flexible financial assistance with ABCD’s highly effective housing counseling and eviction prevention models, augmented by a novel partnership with ABCD energy programs (which serve over 400 households in the area). This design creates increased impact for wraparound services which promote economic well-being as well as housing security. In proposing this pilot, ABCD anticipates participating in a process of coordinated planning in order to strengthen the region’s shared resources for housing stability. This project intends to serve 100 households / 250 individuals and the total ask is \$750,00.00. The PRC does not recommend funding for this project. Their eviction prevention model is similar to Brookline’s program which serves more folks. This proposal also scored rather low in comparison to others.

2. HOME-ARP Supportive Services – Brookline Center for Community Mental Health

The proposed project will be very similar to BCCMH’s current Emergency Solutions Grant (ESG) Programs in that it will encompass direct financial assistance and homelessness prevention. Tenant Based rental assistance (rent, security & utility deposits) will be ongoing and long term for clients and specific terms will be outlined. Another key aspect is homelessness prevention support, including a trauma informed and strength-based approach to service plans, determination of appropriate type of service needed, budget & debt management, and evaluating progress and concerns. Case managers will provide referrals to other appropriate services. This project intends to serve 35 families / 60 individuals and the total ask is \$476,040.51. The PRC recommends partially funding this project under homelessness prevention specifically. They successfully run a very similar program under Newton’s ESG grant.

3. Eviction Prevention through Mediation Services in the Courts and Community – MetroWest Mediation Services

Their Housing Mediation Program is a comprehensive eviction prevention service that helps tenants stay housed by applying for rental assistance, connecting with resources, and mediating agreements with landlords. As a Trial Court-approved mediation provider, they receive a referral to assist every residential eviction case in Concord, Framingham, and Natick District Courts before those cases go to trial. They also receive referrals pre-court from landlords and tenants to help work out an agreement that prevents eviction. In this proposal, they seek to double their capacity to meet the growing need for eviction prevention services and help 4350 tenants over three years. This project intends to serve 4,350 people and the total ask is \$393,564.00. The PRC recommends funding this applicant. The project review committee was impressed with this new type of programming funded by the Consortium and scored this applicant second overall. There are, however, concerns for the longevity of the program since HOME-ARP is a not a consistent source of funding.

4. Homelessness Services – Family Promise MetroWest

Family Promise MetroWest's (FPM) HOME-ARP project will help families who are experiencing or at-risk for homelessness in the 13 cities/towns in the WestMetro HOME Consortium in the next 5 years. Their programs are designed to increase health outcomes, decrease the spread of infectious disease and minimize the toxic trauma children suffer from being homeless. To achieve this, they: 1. provide long-term, intensive coaching with a systematic, goal-oriented approach to ensure long-term, sustainable change. 2. offer targeted financial support to maximize the ability to overcome barriers to long-term sustainability. 3. emphasize a community approach to solving the crisis of family homelessness. This project intends to serve 495 people and the total ask is \$375,000.00. The PRC recommends funding the McKinney-Vento portion of the supportive services application. The review committee had a stronger preference for the applicant's supportive services application rather than TBRA.

5. Stabilization Assistance Program – Watertown Housing Authority

This proposal's goal is to provide much needed support to WHA's Resident Services Department in their mission to stabilize and preserve the tenancies of extremely low-income veterans and families. WHA is seeking to fund a full-time licensed social worker for three years to expand its Stabilization Assistance Program (SAP). SAP will help veterans and families avoid court for non-payment of rent, behavioral challenges, and other lease disruptions. SAP will also have a component of supporting new family and veteran lessees, many of whom are coming from the state's shelter system with little to no personal property or assets. This project intends to serve 450 people and the total ask is \$309,500.00. The PRC recommends partially funding as it seems like a good program, but it scored lower overall and reviewers did not find it as strong of a proposal as others that were submitted.

6. WATCH Wrap Around Program – WATCH CDC

The WATCH Housing Clinic, Job and Financial Management Clinic, and Adult Education Program will provide a variety of free wraparound supportive services to low-income and immigrant Waltham residents. The Housing Clinic will provide case management to increase housing stability. The Job and Financial Management Clinic will provide free job search and job and financial management coaching and computer classes. The Adult Education Program will provide ESL, GED and Citizenship classes. This project intends to serve 1060 people and the total ask is \$307,000.00. The PRC recommends funding for the housing counseling portion of the applicant's supportive services program.

7. Sisters Leading Sisters – RIA, Inc.

RIA's is seeking HOME-ARP funding for their core program, Sisters Leading Sisters. Sisters Leading Sisters uses a survivor-engaged, clinical team approach, with small caseloads and the capacity to provide mobile support across all levels of care. Their trauma-informed services consist of clinical therapy from trained mental health providers, case management, peer mentorship, survivor advocacy, accompaniment, and recovery support groups (in-person and virtual). Working with their staff, participants bolster coping skills, build support networks, learn financial planning, and identify additional local resources, such as housing, education, and training opportunities. All services are 100% free and confidential. This project intends to serve between 20 and 45 people and the total ask is \$222,027.00. The PRC recommends nearly fully funding in the amount of \$200,000.00 as this application ranked first overall and serves folks throughout the Consortium.

8. Homelessness Prevention and Legal Services – Housing Families

Housing Families' Homelessness Prevention & Legal Services Program (HPLSP) provides no-cost, direct legal representation, advocacy, advice, information, outreach, and referrals to low-income families who would otherwise lack access to legal services. The program specializes in housing cases such as eviction prevention and retaining subsidies. HPLSP receives referrals from housing courts and partner organizations, and their attorneys conduct regular outreach in resource hubs for people who are homeless or housing insecure to raise awareness of their program. Where applicable, attorneys strategically apply rental assistance in situations where direct financial assistance has the greatest potential impact on the family's housing stability. This project intends to serve 330 people and the total ask is \$206,878.28. The PRC recommends funding for this project. PRC liked the focus on legal services.

9. Case Manager II – Community Day Center of Waltham

The Community Day Center of Waltham proposes a new Case Manager position that would assess the needs of their unhoused program participants; create an individual action plan; and refer and monitor, as needed. The emphasis will be on housing and subsequent stabilization. This would be a second senior case management position. This project intends to serve 925 people (185 per year) and the total ask is \$164,350.00. The PRC recommends not funding this project. Unfortunately, this application scored lower on the list due to the competitive nature of the grant.

The PRC allocation recommendation for Supportive Services funds is as follows:

HOME-ARP Supportive Services Funds		
Project / Organization	Request	Recommendation
ABCD WestMetro Housing Services / Action for Boston Community Development	\$750,000	\$0.00
HOME-ARP Supportive Services / Brookline Center for Community Mental Health	\$476,040.51	\$60,000
Eviction Prevention through Mediation Services in the Courts and Community / MetroWest Mediation Services	\$393,564	\$100,000
Homelessness Services / Family Promise MetroWest	\$375,000	\$170,000
Stabilization Assistance Program / Watertown Housing Authority	\$309,500	\$70,000
WATCH Wrap Around Program / WATCH CDC	\$307,000	\$80,000
Sisters Leading Sisters / RIA, Inc.	\$227,027	\$200,000
Homelessness Prevention and Legal Services / Housing Families	\$206,878.28	\$70,000
Case Manager II / Community Day Center of Waltham	\$164,350	\$0.00
Total	\$3,209,359.79	\$750,000

Tenant-Based Rental Assistance

Available Funding: \$300,000

Overview of Requests: \$1,187,213.18

<u>Project</u>	<u>Organization</u>	<u>Request</u>
Housing Unhoused Students	Brookline Community Development Corporation	\$300,000
HOME-ARP TBRA Program	Brookline Center for Community Mental Health	\$283,213.18
Survivor Directed Housing	RIA, Inc.	\$198,000
Homelessness Assistance	Family Promise MetroWest	\$176,000
Emergency Rental Assistance	MetroWest Collaborative Development	\$120,000
WATCH Tenant Assistance	WATCH CDC	\$110,000
	Total	\$1,187,213.18

1. Housing Unhoused Students – Brookline Community Development Corporation

The Brookline Community Development Corporation (BCDC) is committed to building a thriving and diverse community. The HOME-ARP Emergency Rental Assistance program would focus its efforts on the approximately 50 unhoused students and their families who attend Brookline Public Schools. The project fits BCDC’s mission of providing affordable housing, including emergency assistance for vulnerable families living in Brookline. This project intends to serve 300 people and the total ask is \$300,000.00. The PRC recommends partially funding for BCDC’s TBRA program.

2. HOME-ARP Tenant Based Rental Assistance Program – Brookline Center for Community Mental Health

Their proposed project, HOME-ARP Tenant Based Rental Assistance, will encompass direct financial assistance and homelessness prevention. TBRA (rent, security & utility deposits) will be ongoing and long term for clients and specific terms will be outlined. Another key aspect is homelessness prevention support, including a trauma informed and strength-based approach to service plans, determination of appropriate type of service needed, budget & debt management, and evaluating progress and concerns. Case managers will provide referrals to other appropriate services. This project intends to serve 45 people and the total ask is \$283,213.18. The PRC does not recommend funding this TBRA request and recommends instead supporting their Homelessness Prevention program under Supportive Services.

3. Survivor Directed Housing – RIA, Inc.

RIA is seeking HOME-ARP funding for their Survivor-Directed Housing program. Through this, they provide rental assistance to participants for 6-24 months so they may work towards achieving financial independence and longer-term housing stability. This project intends to serve 8 to 15 people and the total ask is \$198,000.00. The PRC recommends partially funding this TBRA program.

4. Homelessness Assistance – Family Promise MetroWest

Family Promise MetroWest’s (FPM) Life Program would support 24 individuals who are experiencing or at-risk for homelessness in the 13 cities/towns in the MetroWest Consortium in the next 5 years through HOME-ARP TBRA. The LIFE program provides subsidies to pay off rent in arrears as well as advocates that work with landlords to prevent evictions. Families are then able to participate in individualized coaching for up to one year to work on their budgets and address the root causes of their housing instability. The total ask is

\$176,000.00. The PRC had a strong preference for this applicant’s supportive services application but recommends partially funding the TBRA application.

5. Emergency Rental Assistance – MetroWest Collaborative Development

Metro West CD will provide emergency rental assistance to enhance housing stability for cost-burdened low-income residents in all municipalities within the WestMetro region. This project will serve 92 individuals / 23 households and the total ask is \$120,000.00. The PRC recommends partially funding for TBRA as this program will serve the entire Consortium.

6. WATCH Tenant Assistance – WATCH CDC

WATCH’s Tenant Assistance Fund will provide financial assistance for rent and security deposits to clients not able to receive help from RAFT or Waltham’s rental assistance program. This project intends to serve 220 people and the total ask is \$110,000.00. The PRC had a stronger preference for their housing counseling programming within supportive services application but recommends partially funding this TBRA request.

The PRC allocation recommendation for TBRA funds is as follows:

HOME-ARP TBRA Funds		
Project / Organization	Request	Recommendation
Housing Unhoused Students / Brookline Community Development Corporation	\$300,000	\$50,000
HOME-ARP TBRA Program / Brookline Center for Community Mental Health	\$283,213.18	\$0
Survivor Directed Housing / RIA, Inc.	\$198,000	\$60,000
Homelessness Assistance / Family Promise MetroWest	\$176,000	\$75,000
Emergency Rental Assistance / MetroWest Collaborative Development	\$120,000	\$60,000
WATCH Tenant Assistance / WATCH CDC	\$110,000	\$55,000
Total	\$1,187,213.18	\$300,000